

- DTLA 2040 -

Neighborhood Profile: Figueroa Terrace

Each week, we will highlight a neighborhood and the proposed zoning contained in [DTLA 2040](#), the community plan for Downtown which will establish the blueprint for new development for the next 20 years. DTLA 2040 is currently underway and City Planning's next project milestone is the release of the Draft EIR, expected in spring 2020.

This week, we are highlighting **Figueroa Terrace**, an area approximately bounded by Sunset Blvd., Chavez Ravine Place, Lilac Terrace and Marview Avenue.

DTLA 2040 is the first community plan to implement the City's new form-based code which means all new zoning is organized in the following manner: [\[Form-Frontage-Standards\]](#) [\[Use-Density\]](#) [\[Overlay\]](#).

- **Form** directly relates to the allowable building size.
- **Frontage** dictates how a building will appear when viewed from the street.
- **Standards** reflect if the area is auto or pedestrian-orientated.
- **Use** controls what type of activity inside the building is allowed.
- **Density** governs how many homes can be built within the building envelope.
- **Overlay** is a catch-all that regulates anything beyond the zoning code. In the case for DTLA 2040, the **Overlay** provision implements the Community Benefits Program, Downtown Design Guidelines and existing area focused overlays.

As proposed in DTLA 2040, **Figueroa Terrace** is primarily characterized by the following zoning:

[\[LLN1-MU2-5\]](#) [\[RG1-FA\]](#) [\[CPIO\]](#)
[\[Low-Limited-Narrow 1, Multi-Unit 2, District 5\]](#) [\[Residential General 1-Limited by Floor Area\]](#)

The maximum FAR in this area is 3:1 and the max height is 8 stories. This area is primarily zoned for multi-unit residential uses and does not have density limitations. Above-grade parking is counted toward project FAR. Additionally, above-grade integrated parking must be wrapped on the ground story and upper stories facing the primary street. Upper stories for parking must also be adaptable for future uses. **Please note not all parcels within Figueroa Terrace are this proposed zoning. To review parcel by parcel zoning designations as proposed by DTLA 2040 please click [here](#).*

CCA is concerned about the impact of counting above-grade parking towards project FAR, especially since this area is not readily served by transit so new development will likely still require parking to be feasible.

City Planning has removed all parking requirements in DTLA 2040 and is counting parking toward project FAR to encourage subterranean parking. However, we know that subterranean parking is very expensive and will further increase the cost of building housing in DTLA. It is one of CCA's primary advocacy objectives for DTLA 2040 to maximize opportunities for housing, including workforce housing, and we will continue to evaluate the plan through that lens.